

LEGAL NOTICE  
JOINT PUBLIC HEARING  
FREMONT REDEVELOPMENT PLAN AMENDMENT

NOTICE OF JOINT PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF FREMONT AND REDEVELOPMENT AGENCY OF THE CITY OF FREMONT ON THE PROPOSED CONSOLIDATED AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE FREMONT MERGED REDEVELOPMENT PROJECT (INCLUDING IRVINGTON, NILES, CENTERVILLE, AND INDUSTRIAL AREAS), AND ON A PROPOSED AMENDED FIVE-YEAR IMPLEMENTATION PLAN FOR THE MERGED REDEVELOPMENT PROJECT

NOTICE IS HEREBY GIVEN that the City Council (the "City Council") of the City of Fremont (the "City") and the Redevelopment Agency of the City of Fremont (the "Agency") will hold a joint public hearing (the "Joint Public Hearing") on February 16, 2010 at 7:00 p.m., or such later time during that day's meeting as the City Council may set, in the City Council Chambers located at 3300 Capitol Avenue, City Hall, Building A, Fremont, California.

Purposes Of The Joint Public Hearing

The purposes of the Joint Public Hearing are to consider:

1. Adoption of the proposed Consolidated Amended and Restated Redevelopment Plan (the "Amended Redevelopment Plan") for the Fremont Merged Redevelopment Project (Including Irvington, Niles, Centerville, and Industrial Areas) (the "Merged Project Area"), prepared in accordance with the requirements of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.; the "CRL");
2. Certification of the Subsequent Environmental Impact Report for the proposed Amended Redevelopment Plan (the "SEIR"), including a Draft Subsequent Environmental Impact Report (the "Draft SEIR") and a document containing responses to comments on the Draft SEIR, prepared in accordance with the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.; "CEQA");
3. Adoption of the proposed amended five-year implementation plan for the Merged Project Area (the "Amended Implementation Plan"); and
4. All evidence and testimony for and against the adoption and certification of the foregoing documents, including, without limitation, the evidence contained in the Report To The City Council on the Amended Redevelopment Plan (the "Report to Council") prepared by the Agency in accordance with the CRL.

The Joint Public Hearing is being convened and conducted, and this notice is being provided in compliance with CRL Sections 33345, 33350, 33355, 33356, 33361, 33451, 33452, and 33490.

Information In This Notice

This Notice provides further information about:

- the location and description of the Merged Project Area;
- the proposed Amended Redevelopment Plan, the proposed Amended Implementation Plan, the SEIR and the Report to Council (together, the "Amendment Documents");

- the Fremont City Planning Commission's report and recommendations concerning the Amendment Documents;
- the time and location of a community workshop on the proposed Amendment Documents to be conducted in conjunction with a meeting of the Fremont Redevelopment Advisory Committee;
- the conduct of the Joint Public Hearing;
- methods for the public to participate at the Joint Public Hearing or by written communication; and
- how additional information can be obtained about these matters.

### Merged Project Area; Map and Legal Description

The Merged Project Area consists of approximately 3,913 acres of land in the following four subareas in which the City and the Agency have been performing redevelopment improvements and activities pursuant to redevelopment plans (the "Existing Redevelopment Plans") adopted in the following specified years: Irvington (1977); Niles (1977); Industrial Area (1983); and Centerville (1997). The four subareas were merged in accordance with the procedures of the CRL in 1998 to form the Merged Project Area.

The Merged Project Area is situated in the City of Fremont, State of California. The legal descriptions of the four constituent subareas comprising the Merged Project Area are set forth in Document #98261854 (Irvington), Document #98261855 (Niles), Document #98261856 (Centerville), and Document #98261857 (Industrial Area), each recorded in the records of the County Recorder of the County of Alameda on July 28, 1998 in connection with the 1998 merger. A legal description of the boundaries of the Merged Project Area is available upon request, free of charge, from the Agency at the address provided below.

For reference, Exhibit A attached to this notice provides a map of the Merged Project Area. The proposed Amended Redevelopment Plan does not change the boundaries of the Merged Project Area.

### The Amended Redevelopment Plan

The proposed Amended Redevelopment Plan would amend the Existing Redevelopment Plans to, among other matters:

- create one consolidated redevelopment plan for the Merged Project Area;
- add various improvement activities that may be undertaken by the Agency;
- increase the dollar amount of tax increment revenue that may be received by the Agency from the Industrial subarea portion of the Merged Project Area from \$400 million to \$1.5 billion; and
- increase the dollar amount of outstanding bonded indebtedness that the Agency can incur for the entire Merged Project Area from \$200 million to \$550 million.

The Amended Redevelopment Plan would provide the Agency with the financial and legal resources needed to complete the program of redevelopment for the Merged Project Area related to:

- transit and railway improvements;
- economic development efforts including land assembly and development;
- building rehabilitation, façade improvement, and historic preservation;
- public infrastructure, facilities, and landscaping improvements;
- hazardous materials clean-up; and
- provision of new and rehabilitated affordable housing.

As described in the SEIR, these redevelopment activities are projected to facilitate and accelerate the private sector build-out of the Merged Project Area consistent with the land use designations and standards of the City's General Plan and Municipal Code.

### The Amended Implementation Plan

In accordance with the CRL, in June 2008 the Agency adopted a five-year implementation plan (the "Existing Implementation Plan") outlining the proposed redevelopment program for the Merged Project Area for the five-year period from July 1, 2008 through June 30, 2013 (the "Implementation Plan Period").

In connection with preparation of the Amended Redevelopment Plan, and in accordance with the CRL, the Agency has prepared for consideration of adoption a proposed Amended Implementation Plan, which contains information about actual redevelopment activities to-date during the Implementation Plan Period, and limited adjustments to the redevelopment program for the balance of the Implementation Plan Period to reflect the terms of the proposed Amended Redevelopment Plan.

Among other matters, the Amended Implementation Plan describes the manner in which the proposed programs and expenditures for the balance of the Implementation Plan Period will achieve the purposes and requirements of the CRL and the proposed Amended Redevelopment Plan, assist in the alleviation of blight in the Merged Project Area, and increase, improve and preserve affordable housing opportunities in the community.

### Planning Commission Recommendation

On December 10, 2009, the Fremont City Planning Commission (the "Planning Commission") adopted its report and recommendation to City Council regarding the proposed Consolidated Amended Redevelopment Plan and SEIR. Among other matters, the Planning Commission found and determined that the proposed Amended Redevelopment Plan conforms to the City's General Plan and that the provisions of CEQA have been complied with through preparation of the SEIR. The Planning Commission further recommended that the City Council certify the SEIR and adopt the Amended Redevelopment Plan.

### Redevelopment Advisory Committee Community Meeting

In addition to the Joint Public Hearing on February 16, 2010, the public is cordially invited to attend a community workshop on the Amended Redevelopment Plan with the Fremont Redevelopment Advisory Committee on Monday, February 1, 2010 at 6:45 p.m. in the City of Fremont City Council Chambers located at 3300 Capitol Avenue, Building A, Fremont, California. Any person or organization desiring to be heard will be afforded an opportunity to be heard at the community workshop.

### Conduct Of The Joint Public Hearing

At the Joint Public Hearing on February 16, 2010 at 7:00 p.m. at the City Council Chambers, 3300 Capitol Avenue, Building A, Fremont, California, any and all persons having any objections to the proposed Amendment Documents, or to the regularity of any of the prior proceedings with respect to Amendment Documents, may appear before the Agency and the City Council and show cause why the proposed Amendment Documents should not be adopted or certified. If you challenge the proposed actions regarding the Amendment Documents in court, you may be limited to raising only

those issues you or someone else raise at the Joint Public Hearing or in written correspondence delivered to the Agency or the City Council at or prior to the Joint Public Hearing.

At the Joint Public Hearing, the City Council and Agency will proceed to hear all written and oral objections to the proposed Amendment Documents. The Joint Public Hearing may be continued from time to time until completed. Any person or organization desiring to be heard will be afforded an opportunity to be heard at the Joint Public Hearing.

#### Written Comments

At any time not later than the hour set forth above for the Joint Public Hearing, any person objecting to any of the proposed Amendment Documents may file in writing his/her objections by mailing or delivering such written objections to the:

Fremont Redevelopment Agency  
39550 Liberty Street  
Fremont, CA 94538  
Attention: Elisa Tierney, Redevelopment Director

#### Available Information

The proposed Amendment Documents are on file and available for inspection during the Agency's regular business hours at the following location:

Fremont Redevelopment Agency  
39550 Liberty Street  
Fremont, CA 94538

The proposed Amendment Documents are also available for review at:  
<http://fremont.gov/PlanAmendment>

For further information, please call Ms. Elisa Tierney, Redevelopment Director, at (510) 494-4501.

Date: December 21, 2009

Redevelopment Agency  
of the City of Fremont

For Publication on: January 13, 2010  
January 20, 2010  
January 27, 2010  
February 3, 2010  
February 10, 2010

/s/ Fred Diaz  
City Manager/Executive Director

EXHIBIT A

MAP OF MERGED PROJECT AREA

